

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE  
(FINAL) MEETING MINUTES OF THURSDAY, SEPTEMBER 22, 2005**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, 3<sup>rd</sup> Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:37 p.m. to 8:40 p.m.

Members present at Roll Call: David Nelson, Kevin Carter, Jose Lopez, Alison Grant-Carlos (Chair), Dennis Lee Clinton, Jody Talbott, David Parsons and Daniele Laman [08].

The following members arrived after Roll Call: Christine Van Spornsen [01].

Members not present: Erik Weichelt (E), Harry Kattoula, Thomas Du, and Michael Trunzo (E) [04]

Staff in attendance: Tracy Reed and James Davies.

Public in attendance: Fourteen signed-in.

**CALL TO ORDER:** Called to order at approximately 6:37 p.m. by Alison Grant-Carlos.

1. **ROLL CALL:** A quorum was established when 7 of the 13 PAC members were present at 6:37 p.m. 2 PAC positions were vacant at the time of roll call.

2. **APPROVAL OF AGENDA:** for September 22, 2005

Alison: Approval of agenda with changes. Postpone election of open PAC position to November meeting. Change order of the Redevelopment Reorganization item with Joint Use Park item. Postpone University Avenue business study to November meeting.

**MOTION** – **David P/Jose:** Approve revised agenda, as stated; passes (7-0-1c).

3. **APPROVAL OF MINUTES:** for July 28, 2005.

**MOTION** – **Daniele/David P:** Approve minutes; passes (7-0-1c).

4. **COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

David P: This will be my last PAC meeting I am moving out of the College Area.

David N: Fox Canyon Park. The proposal is to run Ontario Avenue through the park. The City Heights planning group voted to support the park without the road.

Jody: The upcoming community Boo Parade on October 29, 2005 at 1 pm.

Dennis: El Cerritos meeting; they are upset over condemnation issues and proposed action or project pending along ECB. Developer made a presentation regarding Aztec Inn proposal along ECB. The issues are; light, air, views, bulk, height. The executive board will be discussing public and private taking and building heights along ECB.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Committee & Public: Some general discussion regarding zoning along ECB.

**5. OLD BUSINESS:** (synopsis of discussions)

- **Update:** Project Area

Tracy: I have reserved this facility for 2006. AMCAL will make a presentation regarding the Aztec Inn proposal at the October 27, 2005 PAC subcommittee meeting. They want the Agency to assist with affordable housing and possible some land acquisition. SDUSD was very happy to receive a 2005 statutory payment; it will be earmarked for schools that serve the project area. Vista Colina development was approved by the PC and will go before CC in October. The project area assumes an affordable housing production requirement of 15% for any residential development built within the project area. EACPC recommended approval of the CentrePoint development with a recommendation for only 10% of the units to be affordable. The Agency formally informed all property owners and tenants that the 70<sup>th</sup> Street proposal was withdrawn. Walgreen's may be purchasing some property within University Square to build a store. The property at the southwest corner of 60<sup>th</sup> Street and ECB is listed and many offers have been made.

- **Information/Action:** Appointment, Business Representative South  
Note: Postponed to November meeting.

**6. NEW BUSINESS:** (synopsis of discussions)

- **Information:** Redevelopment Agency Reorganization Study Work Plan  
James Davies: Briefly discussed the reports of July 20 and September 21, 2005 PS&NS Committee agenda reports. Option 1; add more staff to current dept. Option 2; independent some what like CCDC or SEDC. Option 3; merge with another independent city agency possible the Housing Commission. There may also be some type of oversight committee established which would be between the PAC's and the Agency Board. The new committee may deal with all issue or just operation issues. The first phase of the reorganization was for the redevelopment division to become independent of the general fund. The first phase is now complete.

Committee and Public Comments: *Delete option 3 and move on with option 1 and 2.* I am not in favor of some citizen's oversight committee to be between the PAC and Board. They could act as a filter for community concerns. Operation issue may be okay. Oversight would dilute the recommendation the elected PAC. No group should be between the PAC and Board. Why should the current Agency separate from CED? Many of their responsibilities are similar. CED staff works together with Agency staff a lot community/business issues. Why does CCDC get things done so much more quickly? Where is this Long Beach study? I would like to review it. How is the Agency staff paid? CCDC only works for downtown the division works for the entire City.

James: Could I see a show of hands regarding the options?

Committee: By a show of hands delete option 3 (merge with HC) from the work plan, move on with option 2 and 3, and don't have a committee between PAC and Board? Yes.

**MOTION** – **David P/Daniele:** Keep Reorganization Study Work Plan on the agenda for each meeting; passes (7-0-1c).

▪ **Presentation/Information:** Joint Park Use –

Debra Sharp: (Park & Recreation Department)

The City has joint use park agreements for about 100 school sites. Joint use is predominantly within urban areas. We are currently updating the facilities financing plans for most communities. The park needs are based on the general plan standards regarding population and acreage. Joint use is done by way of a memorandum of understanding with SDUSD. There is a financial contribution from both agencies. The property is typically provided by SDUSD and the improvements and maintenance is by the City. The land value is generally the large financial contribution. We use many funding sources to provide joint use parks. The maintenance costs are on the responsibility of the city. We have reviewed the recommendations and report of the PAC's park subcommittee and we are using it regarding our financing plan update. We are looking at communities' needs till 2030. Current special park fees are \$2,000 to \$12,000. The large fee was just recently approved for Mission Valley. The cost of a joint use park is approximately \$400,000 per acre. The minimum size is 2 acres but we do have some that are less.

Committee and Public Comments: I would like to see the numbers, especially the annual maintenance costs. I think David's park committee did some great work. What about fees for existing development? What about an assessment district? Who prepares the Communities Facility Financing Plans? Mid-City has a special park fee but I believe College doesn't?

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Elyse Lowe: The road proposed for Fox Canyon Park is currently a paper street. Some in the community are for it some aren't. The park received a state grant and the MND (environmental document) for the park was recently distributed. We may need some assistance from the PAC regarding funding for the park or road. The former community service center has been leased to the College BID. Those organizations that previously meet there should contact me if they still need meeting space. On Monday night there will be an organization meeting at Kroc Center at 5 pm regarding a University Avenue BID or MAD.

**7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:**

See Agenda

## 8. ADJOURNMENT

**MOTION** – Jody/David P: Adjourn; passes (7-0-1c) @ 8:40 p.m.

This information will be made available in alternative formats upon request.

Prepared: 09/29/05 tr  
Revised: 11/14/05 tr

---

Draft (Final) Approved: November 10, 2005  
Motion was by: Daniele/Christine

Revisions are in: *Double Underlined and Italic*  
PAC vote was: 8-0-1/1c